

MINUTES OF THE VINEYARD
WORK SESSION AND TOWN COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
January 27, 2016 at 6:00 PM

6:00 PM WORK SESSION WITH STAFF

Present:

Absent:

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Staff Present: Town Planner Aric Jensen, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Clerk/Recorder Pamela Spencer, Town Building Official George Reid.

Others Present: Residents and Planning Commissioners Chris Judd and Tim Blackburn.

Mayor Farnworth went over the agenda with Council and staff.

8.1 Fiscal Year 2014-2015 Audit Report – Mayor Farnworth asked Finance Director Jacob McHargue if he was ready for tonight. Mr. McHargue replied that he was.

8.2 Town Council Meeting Time Change – Mayor Farnworth mentioned the reason for the change of the meeting time and that it would need to be done as an Ordinance at the next meeting.

8.3 Planning Commission / Alternate Appointments – Mayor Farnworth explained why they needed to appoint two new alternate Planning Commissioners.

8.4 BKB Foods, LLC Conditional Use Permit – Town Planner Aric Jensen explained the request from BKB and his concerns with the project. He recommended approval.

8.5 Zoning Amendment – Mayor Farnworth mentioned that himself, Councilmember Fullmer, Mr. McHargue, and Mr. Jensen met with Cottonwood Partners last Thursday.

Councilmember Riley expressed his concerned with the Forge. He said that he wanted additional discussions. Mayor Farnworth felt that Anderson Development held off in giving them the numbers to hold off a decision. He felt that the plan was a good plan and that they would be able to start immediately. Councilmember Fullmer stated that Anderson said they were not competing with a Walmart, so she did not understand why they kept comparing the two types of developments.

Mayor Farnworth mentioned that John West with Cottonwood Partners said that he would be out of town and was all right if the council decides to hold off until the next meeting. He felt that they were willing to work with them and they provide a good product.

Councilmember Riley stated that he was not aware that the Walmart was on the same corner.

Councilmember Goodman asked who was making the comparison. Resident and Planning Commissioner Chris Judd said that Anderson had conversations with Smith's but there were not enough rooftops. Councilmember Fullmer said that every time she had met with Stewart Park with Anderson Development, he said that they could not have a big box store come into the project. Councilmember Flake stated that Anderson had said that if they get a grocery store in the Forge development then Walmart would not come.

Mayor Farnworth mentioned that Cottonwood Partners had not asked the town for money. He said that Anderson was asking for money and felt that Walmart would also ask for money.

Mr. Judd asked if they had started building the apartments yet. Mr. Jensen replied that the Lincoln Square apartments had started, but the 255 Mill Road apartments owned by R2R had not. Councilmember Riley mentioned that there was a time limit for them to take action. Town Building Official George Reid explained that they had submitted plans for 100 units and for the area in front of the Megaplex.

Mr. Judd explained that he was asking about the apartments that were across the street for the Town Home development and wanted Council to make an informed decision. He suggested they continue it so they could gather additional information.

Mayor Farnworth felt that they needed to get this project going and said that he was not scared of the residential. He would like to see them get the most use out of it and promote it to get the most property and sales tax as possible.

Councilmember Riley stated that 75 percent of the tax increment generated would go to the RDA for the duration of the RDA and that there would be no increment for services. He felt there was a financial impact to the model that they had not discussed it completely. He said the financial advisors needed to do an estimate and see what opportunity the town had to collect sales tax. Mr. McHargue explained that he asked Cottonwood Partners about the tax value and what types of tenants they were hoping to attract for the sales tax estimates. He stated that they responded with what value they could create with and without the zoning change, which was 100 percent property tax information. He said that what was at play was that they could have 75 percent of either value but if they increase the value then the 25 percent would be bigger.

Councilmember Riley stated that it was a different mix, and that people were talking about it being the way to go. He felt that they were looking at the RDA piece and that the money was not all available to the town. Mr. McHargue said that the RDA was a large portion of the town. Mayor Farnworth replied that they only had 35 years to collect the money for the RDA.

Mr. Jensen mentioned that in Bountiful they asked if they should hold out for commercial or put in housing and offices at six (6) times the value of property tax compared to sales tax. He suggested they have Lewis Young do an evaluation.

Councilmember Riley said that they ask about the quality of life, add all of the components together and see what the impact could be. Mayor Farnworth stated that this was only 45-acres and there are 800-acres to the north that could be put into big box stores, etc. Mr. Judd asked if the money generated could be used to clean up the area to the north. Mayor Farnworth replied that was what the RDA money was for. Councilmember Riley agreed that they needed to find out what they could do with the 75 percent to help the town.

Mayor Farnworth mentioned an article from the “Western Planner” publication. He felt that they needed to get increment coming from this property.

Councilmember Goodman expressed his concerns about 600 more housing units. He felt that developers would say and do anything they could to make money. He mentioned that the Alloy apartments said that they were not going to rent to students and they were now renting to whomever they could. He stated that he was jaded, because he had worked with developers for 15 years and knew how they work. He felt that the problem with them trying to guarantee something was that they could not guarantee anything. He also knew that people were not excited when they were talking about 3,600 housing units on the west side of the railroad tracks. He said that he liked the concept plan of the Forge but when they gave 2,000 units to the first developer, they said they were not going to allow anymore.

Councilmember Fullmer felt that part of the reason people were struggling with this plan was that they did not want a lot of residential. She said that she had been considering what they could already build in the area without approval and that when they talked about the extra room it was giving them the opportunity to bring in a different product.

Mayor Farnworth said that they needed to make sure that the downtown area would be active and running 24/7 and that he was not worried about the residential impact. He explained that they were asking for more height. Councilmember Goodman said that he did not have a problem with the height but with the housing they wanted to put in that zone.

There was further discussion about housing, rooftops, and people coming from the other side of Geneva Road to shop in Vineyard. It was also mentioned that the train station would only be a few blocks away, but people would not want to walk to it in the winter.

Councilmember Fullmer mentioned that she spoke with people about the Gateway and City Creek and they felt that the way to make sure this type of development did not fail was to have the residential units along with the shopping. She stated that the concern during their last discussion was if it would affect the Town Center. She said that what came out of the discussion was having residents in those types of developments makes them successful. Councilmember Goodman explained that there were places that have residential and nothing in the retail spaces. He said that these types of developments had to concentrate so many people that they could not have cars and had to shop where they live. He gave examples of New York and Hong Kong.

Councilmember Riley said they needed to remember that everyone had their opinion and felt that they did not need to answer every concern that others were expressing. He said that they needed to focus on how they interact with each other.

Mayor Farnworth asked Mr. Jensen how many residents they could have in the zone. Mr. Jensen replied that under the current ordinance they could bring in a mix of residential and commercial. He said that Anderson Development sold the town a bill of goods, which gave them a lot of residential and no commercial. He said that his opinion was that they should not keep them from building this project. He felt the residential would only make it better by putting people in the area and that they needed professional offices. He stated that he felt they needed this type of project now.

Councilmember Flake asked if the residential was maxed out in the area or not. Mr. Jensen replied with the moratorium it was maxed but if they lift the moratorium then they could build it. He stated that residential would enhance the development.

Mayor Farnworth noted that the 45-acres had to stand on its own. Councilmember Goodman mentioned if they felt that it would be 15 years before they started doing anything with the Town Center it did not sound like a good deal for the Anderson group. He felt they would not want to wait. He added that they needed to take ownership of the property and develop it.

Mayor Farnworth suggested that they look at the situations individually so that they could take advantage of the increment. He stated that he was not opposed the additional residential and added that R2R should be bringing in a couple of restaurants. Mr. Reid stated that they had turned in building permits for restaurants with office space above but they were empty shells.

Mr. Jensen reminded them that they were adding square footage, so the number of units would vary on the type of unit.

Councilmember Flake asked what the footage was that the Planning Commission recommended. Mr. Judd replied that it was originally one (1) to one (1) and the Commission agreed to one (1) commercial to half (½) residential. He said that they needed to find out if the other residential projects were approved.

Councilmember Flake stated that he was willing to approve it pending the discussion of the apartment numbers that were already out there.

Mayor Farnworth asked how the Council would like to proceed. Council agreed to continue the discussion to another meeting.

8.6 WatersEdge Phase 7 Plat B – Mr. Jensen mentioned that Councilmember Flake had asked if the development had sidewalk on both sides. He stated that the landscaping plan did not have a sidewalk on both sides.

Councilmember Flake said that the fencing plan was for another discussion. Mayor Farnworth suggested that they get representation from fencing companies. Mr. Jensen stated that he met with Flagship and they were putting together a presentation for their review.

Mayor Farnworth asked if there was anything else that Council wanted to discuss other than fencing. Councilmember Flake wanted to discuss sidewalks. Councilmember Riley recognized that they did not have a lot of leeway with it. He noted that the design appeared to have a modern progressive look to it but did not see a lot of design. Councilmember Flake mentioned that the houses were plain.

Mayor Farnworth asked if they would be ready to take an action tonight. Council agreed to take action.

8.7 Tucker Row 7C – Mr. Jensen stated that this development had interior sidewalks. Mr. Judd mentioned that it was a 4-1 vote at Planning Commission to approve the development.

Councilmember Riley noted that the vicinity map did not line up. He mentioned that in the staff report it stated that the Master Plan allowed the shifting of units and asked if that had been confirmed. Mr. Jensen replied that it did allow the shifting and he added created a tracking table.

Councilmember Riley asked what the requirement was for lot coverage. Mr. Jensen replied that they had 60 percent landscaping, which was above the minimum requirement.

Councilmember Riley mentioned that the parking at the Alloy apartments did not work, and asked how they could protect the parking in future developments. He said that it looked like this development had the same standard for parking as the Alloy, which was not designed to have six (6) college students in a 3-bedroom unit. He asked how they could address this concern. Mr. Jensen stated that the Town's Ordinance defined the standard and that the only way to fix it was to amend it. He added that they had already applied and the only thing they could do was to make sure the parking was spread out and had the developer adjust their parking.

Mr. Judd stated that when they applied they were already vested in what the code required. He mentioned that the one Planning Commissioner voted no because they wanted the sidewalks on the interior. He felt that because the front was facing the other way and they had proved a sidewalk along every unit, they had met what was asked of them. Councilmember Flake asked if the extra parking was between the units. Mr. Judd replied that they were. He mentioned that the driveways meet the standards.

Councilmember Goodman asked if the setback from the proposed road was 20 feet. Mr. Jensen replied that it was 20 feet. Mr. Judd mentioned that they would be owner occupied, which meant that each building was owned by one owner.

8.8 WatersEdge Phase 8 "The Preserve" – Mr. Jensen explained that the developer would be putting in townhouses and condominiums. He said that half of the project would be stacked units and the other half were townhomes where they would own from the ground up. He stated that they were concerned with the parking. He explained that on the east side there was one (1) stall over the minimum and on the west side the parking only was garage and driveway. He was concerned about the parking on the west side because they did not have a lot of guest parking.

Mr. Judd was concerned that there were no sidewalks on the north side of the island. He said that there were questions on the east section, the parking lot on southeast corner. He said they talked about requiring enhanced landscaping. He mentioned that there was a net loss of about 20 units. Mr. Jensen explained that the standard cross section allowed for a sidewalk on one side. Mr. Judd stated that he voted no at Planning Commission because of a discussion on the cross section.

Councilmember Riley asked if public safety was at risk. Mr. Jensen replied that he could not say and added that it would be hard to vote no when they were entitled to it. Mr. Judd stated that they would run into a "Safe Routes to School" issue.

7:00 PM REGULAR SESSION

Present:

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Absent:

Staff Present: Town Planner Aric Jensen, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Clerk/Recorder Pamela Spencer, Town Building Official George Reid, Town Water/Sewer Operator Sullivan Love, Planning Commission Chair Wayne Holdaway.

Others Present: Residents and Planning Commissioners Chris Judd and Tim Blackburn, residents Anthony Jenkins and Cristy Welsh, future resident Robert Stephens, Peter Evans and Nate Hutchinson, with Flagship Homes/WatersEdge, Garret Seely with Woodside Homes/WatersEdge, Jeff Gochmour with Cottonwood Partners, John Bylund with Dairy Queen, Rich Welch with Garbett Homes, Brandon Watson with Edge Homes.

Regular Session - The meeting was called to order at 7:00 PM. Councilmember Fullmer gave the invocation.

CONSENT ITEMS: There were no items for consent.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway - Chair Holdaway reported the Planning Commissioners in attendance would be willing to answer any questions the Council might have about the items that were on the agenda. He said that they had concerns with the cross section of the street.

STAFF REPORTS

Public Works Director /Engineer Don Overson – Mr. Overson was excused from this meeting.

Attorney David Church – Mr. Church was excused from this meeting.

Utah County Sheriff’s Department Deputy Collin Gordon – Deputy Gordon reported that he expected to hear back from UDOT soon about the parking concern on Geneva Road. He mentioned that it was great working with the town and added that the Sheriff’s Office was pleased with the partnership. He presented a yearend summary. He gave an overview of the “Calls for Service” report. He explained the RAD kids program to teach self-empowerment and the Women’s self-defense program.

Town Planner Aric Jensen – Mr. Jensen had no new items to report.

Finance Director Jacob McHargue – Mr. McHargue had no new items to report.

Town Clerk/Recorder Pamela Spencer Ms. Spencer had no new items to report.

COUNCILMEMBERS’ REPORTS

Councilmember Nate Riley – Councilmember Riley reported that he attended the Utah Lake Technical Committee meeting. He said that they had removed 21 million pounds of carp from the lake and that they were on track to reach their goal of 35 million pounds. He explained that they were hoping to dredge the State Park Harbor and drop it about three (3) feet. He mentioned that they would like to create a nature center near Vineyard like the one by Ogden.

Councilmember Julie Fullmer – Councilmember Fullmer reported that she met with the News Director from KSL on the cleanup of the beach. She felt that the Local Officials Day at the Legislature went well.

Councilmember Dale Goodman – Councilmember Goodman had no new items to report.

Councilmember Tyce Flake – Councilmember Flake gave an update on the legislature. He stated that there were 160 bills that might pertain to the town’s activities.

MAYOR'S REPORT

Mayor Farnworth reported that he attended the North Pointe Solid Waste Special Service District meeting where they reorganized the board, went over budgets, and discussed different garbage proposals and recycling. He stated that at the Mountainland Association of Governments (MAG) meeting they discussed clean air, how to make it better, that they wanted more walkable communities and to avoid drive-up windows.

Councilmember Fullmer asked if they were starting something new with recycling. Mayor Farnworth replied that there was no market for it. He said that they were taking the excess recycling materials to the landfill. He mentioned that there were federal mandates that require the dumps floors be cleaned every night, so they have to take the remainder to the landfill.

Mayor Farnworth stated that they were still working on the water storage issues.

Mayor Farnworth mentioned that the Council held a Retreat this week held at the Utah Local Governments Trust building in North Salt Lake. He said that the priorities that came out of the retreat were: the rail spur removal, the train station, hiring new staff in the building department, the Center Street Overpass, the water tank, Level of Services, having a Parks and Trail Committee, little league sports. He mentioned that they also discussed the library reimbursement and streetlights.

OPEN SESSION: Citizens' Comments

Mayor Farnworth asked for public comment.

Robert Stevens moving to the Shores subdivision asked about the removal of the graffiti on the fence going north and if they could help clean it up. Deputy Gordon said that Mr. Overson wanted to wait until the fence was re-stained.

Tim Blackburn resident in Sleep Ridge asked if there was a summary of the survey that Councilmember Fullmer put on Facebook. He said with the priorities that were discussed it would be a good time to get community involvement. Councilmember Fullmer replied that she was waiting to allow more time for residents to fill out the survey. She said that they took the result from the survey to the retreat and that is where they came up with some of the priorities. She explained that there were people handing out flyers to help residents handle the concern with the streetlights. She also mentioned that they talked about getting committees going.

Mayor Farnworth called for further comment. Hearing none, he closed the public session.

BUSINESS ITEMS:

8.1 DISCUSSION AND ACTION – Fiscal Year 2014-2015 Audit Report

Gilbert and Stewart, contract auditors for the Town of Vineyard, will present the annual financial audit report for fiscal year 2014-2015 for consideration and possible approval by the Council. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Auditor James Gilbert with Gilbert & Stewart.

Mr. Gilbert went over highlights of the audit. He mentioned that this was an independent report, which was unmodified, which was the highest rank they could receive.

- Page 5 gave a brief synopsis of what happened in the town.
- Page 15-17 statement of net position and activities
- Page 18-19 modified accrual basis financial statements
- Pages 20-21 takes the modified financial statement and ties them back to the other statements
- 22-24 income statement and balance sheets for the proprietary funds
- Page 26-43 foot notes that include detailed information about policies and procedures, etc., which support the financial statements
- Page 53 Government Auditing reports and State Compliance reports – He stated that they received the highest points possible. He explained a new regulation on pension plans. He said that the liability for the town was \$71,000. He mentioned that this number was small for the town because the participation was not large, but would increase as the town grew. He stated that this was a liability that they may never have to pay.

Mr. Gilbert asked if there were any questions. Councilmember Riley asked if there were some recommendations of how things were set up for compliance. Mr. Gilbert replied that they were all corrected and or changed. He added that they were doing a good job with the number they were working with.

Mayor Farnworth called for questions. Hearing none, he called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO ACCEPT THE AUDIT AS PRESENTED. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.2 DISCUSSION AND ACTION– Town Council Meeting Time Change

The Mayor and Town Council will discuss the recommended time for the start of the Town Council meetings change from 7:00 PM to 7:30 PM. The Mayor and Town Council will possibly act to request that an Ordinance amendment be drafted and presented at a future Council meeting.

Mayor Farnworth explained why they suggested changing the time of the meeting. Council agreed to have the change made. Councilmember Goodman asked if the time change would start at the next meeting. Mayor Farnworth replied no and that they needed to wait and approve it by Ordinance.

8.3 DISCUSSION – Planning Commission / Alternate Appointments

The Mayor will update the Council on the vacancies on the Planning Commission and alternate Commissioners. No action will be taken at this time.

Mayor Farnworth explained that there were two (2) openings on the Planning Commission and that he moved two (2) alternates into those positions, which left two (2) alternate positions open. He informed Council that he had chosen two (2) alternates to fill the vacancies and when he had contacted them, he would report on the changes.

8.4 PUBLIC HEARING – BKB Foods, LLC Conditional Use Permit

BKB foods is seeking approval of their Conditional Use application for a Fast Food type restaurant with a Drive-thru pickup window. The Mayor and Town Council will take appropriate action. (This item was postponed from the last Town Council meeting.)

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen reviewed the applicants request. He mentioned that there were issues with the parking and stacking lane. He said that he met with the applicants and they made the necessary changes. He stated that Planning Commission recommended approval.

Mayor Farnworth called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:47 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Mayor Farnworth called for public comment. Hearing none, he called for a motion to close the public hearing.

Motion: COUNCILMEMBER RILEY MOVED TO CLOSE THE PUBLIC HEARING AT 7:48 PM COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Councilmember Riley asked if there were any height requirements for the overhang on the drive-thru. Mr. Jensen replied that the building elevations showed the height and that staff was comfortable with the height and size of the overhang. Councilmember Riley asked if it was high enough to not impede an elevated truck. John Bylund with BKB Foods replied that it was about 13 feet.

Councilmember Flake asked if on the front elevation those there also canopies. Mr. Bylund replied that the double door entryway did have a canopy.

Councilmember Fullmer asked about the wall on the back of the drawings. Mr. Bylund replied that it was hiding the cooler which would be 8 feet tall. Councilmember Fullmer asked what they had required Maverik do to enclose their heaters, coolers, etc. to hide them from the street. Mr. Bylund said that the wall would be a decorative masonry wall. He explained that the dumpster would be provided by the overall development. Mr. Jensen mentioned that there was a short concrete wall around the drive through with landscaping.

Mayor Farnworth called for further questions. Hearing none, he called for a motion.

Motion: COUNCILMEMBER RILEY MOVED THAT THE COUNCIL APPROVE THE PROPOSED CONDITIONAL USE PERMIT AND SITE PLAN FOR A FAST FOOD RESTAURANT WITH THE FINDING THAT THE PROPOSAL MEETS THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE WITH THE FOLLOWING CONDITIONS:

1. THE MASTER SITE LANDSCAPING PLAN BE AMENDED TO INCLUDE SEMI-OPAQUE VERTICAL LANDSCAPING ALONG THE EXTERIOR EDGE OF THE DRIVE-THROUGH SCREENING WALL, TO THE SATISFACTION OF THE PLANNING DIRECTOR.
2. THE APPLICANT SHALL INCLUDE AN OVERHANG, AS SHOWN ON THE BUILDING ELEVATIONS AND PLANS, TO KEEP RAIN/SNOW OFF OF THE CUSTOMERS IN THE DRIVE THROUGH.
3. THE APPLICANT SHALL REDUCE THE VOLUME OF THE DRIVE THROUGH LOUD SPEAKER FROM 10 PM TO 6 AM IF IT IS AUDIBLE FROM THE NEARBY RESIDENTIAL UNITS.

4. ANY AND ALL LIGHTING SHALL BE FOCUSED INTERNALLY, USING BLINDERS, SHIELDS, AND OTHER DEVICES IF NECESSARY TO PREVENT NEGATIVE IMPACTS ON DRIVERS AND RESIDENCES.
5. THE SITE PLAN SHALL BE AMENDED TO MEET THE MINIMUM PARKING REQUIREMENT, TO THE SATISFACTION OF THE PLANNING DIRECTOR.
6. THE APPLICANT SHALL CORRECT ANY REDLINES AND PAY ANY REQUIRED FEES.

COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.5 PUBLIC HEARING – Zoning Amendment (Ordinance 2016-)

Cottonwood Partners, and MIG have requested an amendment to the Vineyard Zoning Ordinance and Zoning Map for The Forge development. The Mayor and Town Council will take appropriate action. (This item was continued from the last Town Council meeting.)

Mayor Farnworth mentioned that there was information given to council just before the meeting and council felt they could not study it out and feel comfortable with making a decision tonight. He said that they agreed to continue this item to the next Council meeting.

Mr. Jensen pointed out that there were two things in the staff report that the Planning Commission had recommended. He said they were requesting to reduce the landscaping from 20 percent to 10 percent based on performance measures, which were similar to the Town Center Ordinance. The second item was that there was an error in the alley width calculations for the fire access and that they had corrected it.

Councilmember Riley asked the applicant if there was anticipation of a request for the RDA to subsidize rents or another financial obligation to accomplish what was being proposed. Jeff Gochmour with Cottonwood Partners replied that there was a possibility but there was no expectation.

Councilmember Riley asked if there was a commitment to move forward with other uses besides residential first. Mr. Gochmour replied that they have to do commercial first or at the same time as residential.

Councilmember Riley stated that in addition to the financial information received he wanted to recognize that the tax increment generated the RDA would receive 75 percent of. He said that there was potential for a financial impact on the community. He wanted to continue the discussion to research that impact.

Mr. Jensen asked if what they were trying to figure out was how much revenue this project would produce compared to other types of development and was it in the best interest of the citizens. Councilmember Riley felt that it went beyond revenue numbers. He said that they do not have access to the 75 percent to provide the all of the services necessary. He wanted to know what it would look like to the town. He stated that they needed to count on any sales tax that might be generated to provide those services. He said that with the increment the RDA collects they would need to look at other locations where the money could be used, such as in remediation or other things to continue to bring in sales tax or other revenue.

Mayor Farnworth said that they were also looking at long term, where a big box store were averaging 20 to 25 years and a development like the Forge could average 50 years.

Mr. Jensen asked if they were not able to get the information back in two weeks were they willing to wait another two weeks. Councilmember Fullmer stated that were waiting for further information.

Mayor Farnworth stated that they would continue this item for two weeks.

Mr. Holdaway commented that this organization could sell the property and start over somewhere else. He said that they needed to think positive that it would be positive to Vineyard and added that they needed to move forward as fast as possible.

Councilmember Fullmer left the room at 8:08 PM.

Motion: COUNCILMEMBER RILEY MOVED TO CONTINUE THE ZONING AMENDMENT PROPOSAL FOR ANOTHER TWO WEEKS IF THEY HAVE THE INFORMATION AND IF NOT IT GOES TO THE MEETING AFTER THAT. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

Councilmember Fullmer returned at 8:10 PM.

8.6 DISCUSSION AND ACTION – WatersEdge Phase 7 Plat B

Applicant, Woodside homes Utah, LLC is requesting preliminary subdivision plat approval for WatersEdge Phase 7 plat B, located between Vineyard Loop Road, and the Front Runner line, at approximately 600 North. The property is currently designated SFD-C within the adopted WatersEdge Specific Development Zone. The Mayor and Town Council will take appropriate action.

Mr. Jensen reviewed the application. He stated that one issue the was the location of the sidewalks. He said that the applicant told the commission and staff that there would be sidewalks on both sides of the street and they are not. He mentioned that one of the conditions was that the trail must be installed in 7A as part of the master trail plan. He said that Planning Commission recommended approval with the clarification of the sidewalk.

Councilmember Riley asked what the ordinance required regarding the sidewalk. Mr. Jensen replied that a public road required sidewalk on both sides and if it was a private road they were required to have sidewalk on one side. He stated that this was a private road.

Garrett Seely with WatersEdge/Woodside Homes explained that the crossroad section matched the approved WatersEdge crossroad section.

Deputy Gordon stated that parking was an ongoing issue and would be a civil issue with the HOA. Mr. Seely replied that the HOA would make sure there was no parking on the road.

Councilmember Riley asked what the reasoning was to only have the sidewalk on the interior and not the outside. Mr. Seely replied that the reasoning was the distance. Councilmember Flake stated that from a safety issue, he would like to have the sidewalk on the outside. Councilmember Riley felt that if they were only having the sidewalk in one location having it on the outside would give a lot more coverage than having it on the interior.

Mr. Seely mentioned that when they first lotted them out they were shared driveways and they eliminated the shared and enlarged the private streets.

Councilmember Riley asked what was behind the overall basic design of the homes. Mr. Seely replied that the designs they were looking at would be similar materials. Councilmember Riley mentioned the types of windows and the concern he had with the square home they had in the town that these resembled. He said that he wanted to understand what was behind it as compared to styles that were more traditional. Richard Welch with Garbett Homes replied that the photos the Council was looking at only represented the color scheme and materials. He said that they were not the traditional brown stucco box. He mentioned they were being built in Herriman and chosen with a focus group of potential buyers.

Councilmember Riley asked what was the typical sizing of the home layout. Mr. Welch replied that the homes were similar in size to the photos shown but they were narrow and deeper lots to allow for a more traditional backyard. He said that the square footage would range from 1,450 to 1,700 square feet with a full-unfinished basement. Councilmember Flake asked him to describe the finishes that were being illustrated. Mr. Welch replied that they were Stucco and Hardie.

Mayor Farnworth called for further questions.

Councilmember Riley asked if they were still under discussion in regards to fencing. Mr. Seely explained that was one of the conditions from Planning Commission. Pete Evans with Flagship Homes replied that the Council had asked for samples and that they had it narrowed down. He said that it would apply to the existing projects once approved.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED THAT THE COUNCIL APPROVE WATER'S EDGE PLAT 7B WITH THE FOLLOWING FINDINGS AND CONDITIONS AND A 5TH STIPULATION:

FINDINGS

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS

1. THE PROPOSED LANDSCAPE PLAN CONTAINS THE PUBLIC TRAIL LOCATED BETWEEN PLAT 7B AND PLAT 7A, AND THE COUNCIL ALLOWS THE APPLICANT TO DEFER CONSTRUCTING THAT PORTION OF THE TRAIL UNTIL SUCH TIME THAT THE PROPERTY CONTAINING PLAT 7A IS DEVELOPED.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME DESIGNS MEETING THE MINIMUM REQUIREMENTS OF ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE APPLICANT INSTALL FENCING AS REQUIRED BY THE MASTER FENCE PLAN.
4. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ANY REQUIRED FEES.
5. THE APPLICANT WILL MOVE THE SIDEWALK TO THE OUTSIDE.

COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.7 DISCUSSION AND ACTION – WatersEdge Phase 7 Plat C “Tucker Row”

Applicant, Woodside Homes of Utah, LLC is requesting preliminary subdivision plat approval for WatersEdge Phase 7 Plat C, otherwise known as Tucker Row. The project is located at approximately 200 E. Vineyard Loop Road, and approximately 700 North. The

property is zoned TH-12 within the adopted WatersEdge Specific Development Zone. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen reviewed the applicant's request. He stated that Planning Commission recommended approval with the stipulations in the report.

Mayor Farnworth called for questions.

Councilmember Goodman asked what type of fencing they would be using. Mr. Evans replied that it was be part of the fence proposal.

Councilmember Riley asked what the capacity was for people to get around at the bottom of the plan. Mr. Seely replied that the houses front the street that go out to sidewalks along the street. He said that there was a 20 foot trail corridor on the west side.

Councilmember Goodman asked what was planned for the west side. Mr. Seely replied that the condominiums going in on the west. He mentioned that they were private streets.

Mayor Farnworth asked if the streets were standard with the town. Mr. Seely said that it was an HOA with a 30-foot right-of-way.

Councilmember Goodman asked if the utilities would be in the right-of-way. Mr. Seely replied that the power and gas were in the driveways and sewer, water, and land drains would be in the the roadways. Councilmember Goodman asked if the HOA was responsible for the utilities. Mr. Seely replied that the town was responsible to maintain them but the maintenance for the roads, sidewalks, etc. were the responsibility of the HOA.

Councilmember Fullmer asked what size the road needed to be in order to be public roads. Mr. Jensen said that they needed to be 34 feet from back of curb to back of curb. Mr. Evans mentioned that there were different types of roads in the WatersEdge Zone Plan, collector roads, interior public, private, and alleys. He said that they all comply with the cross street section in the WatersEdge plan.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER RILEY MOVED THAT THE COUNCIL APPROVE WATER'S EDGE PLAT 7C TUCKER ROW WITH THE FOLLOWING FINDINGS AND CONDITIONS:
FINDINGS

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS

1. THE PUBLIC TRAIL SHALL BE CONSTRUCTED AS INDICATED
2. FENCING BE INSTALLED PER THE MASTER FENCING PLAN
3. ANY AND ALL REDLINE CORRECTIONS SHALL BE MADE
4. ANY AND ALL FEES SHALL BE PAID

COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL WERE IN FAVOR.
MOTION CARRIED UNANIMOUSLY.

8.8 DISCUSSION AND ACTION – WatersEdge Phase 8 “The Preserve”

Applicant Steve Maddox representative of Edge Homes is requesting site plan and preliminary subdivision plat approval for WatersEdge Phase 8 “The Preserve”. The project is located on the southwest corner of Main Street and Vineyard Connector. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen reviewed the application. He noted that this was in a visible location and needed additional landscaping. He said that it meets the minimum requirements for parking. Mayor Farnworth asked if this would be in an HOA. Mr. Jensen replied that it was. He said that Planning Commission recommended approval with the conditions stated in the report. He mentioned the trail along two sections of the project in the right-of-way.

Mayor Farnworth asked if there were any questions.

Councilmember Riley asked if the backs were individually and privately fenced. Brandon Watson with Edge Homes replied that they usually install 10 feet of partition vinyl fence and then if the homeowners choose to close it off they can. Mr. Evans said that they had proposed a more open fence and that Council was concerned with safety. Councilmember Flake remarked that UDOT would not be installing a fence.

Councilmember Riley was concerned with kids walking around in the development and asked if the sidewalks were laid out to give the community the best safety that could exist. Mr. Watson replied that when the plan was laid out for both the condominiums and the town homes they included a middle triangle area for the tot lot and basketball court. He said that their intention was to get people to that area from where ever their home was. He said that along the road that would be parallel to the Vineyard Connector they put the sidewalk to be a continuous connector where people walking did not have to cross the road. He mentioned that they were internal roads and that the speed limits would be lower.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED THAT THE COUNCIL APPROVE THE PROPOSED “THE PRESERVE AT WATER’S EDGE” PRELIMINARY PLAT WITH THE FOLLOWING FINDINGS AND CONDITIONS:

FINDINGS

WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS

1. THERE IS A REQUIRED TRAIL SEGMENT LOCATED ALONG THE NORTH EDGE OF THE DEVELOPMENT, AND THE APPLICANT IS REQUIRED TO DEDICATE THE LAND FOR AND/OR CONSTRUCT THAT SEGMENT OF TRAIL, AS SET FORTH IN THE MASTER DEVELOPMENT AGREEMENT.
2. THE APPLICANT CONSTRUCT FENCING AS REQUIRED BY THE MASTER FENCE PLAN.
3. SUFFICIENT LANDSCAPING BE INSTALLED TO SCREEN THE PARKING LOT LOCATED NEAR THE INTERSECTION OF MAIN STREET AND LOOP ROAD, TO THE SATISFACTION OF THE TOWN PLANNER.
4. THE APPLICANT PAYS ANY OUTSTANDING FEES AND MAKES ANY REDLINE CORRECTIONS.

COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR.
MOTION CARRIED UNANIMOUSLY.

ITEMS REQUESTED FOR NEXT AGENDA – no items were requested.

CLOSED SESSION – no items were requested.

ADJOURNMENT

Mayor Farnworth called for a motion to adjourn the meeting

Motion: COUNCILMEMBER FULLMER MOVED TO ADJOURN THE MEETING AT 8:53 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is February 10, 2016

MINUTES APPROVED ON: March 23, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER